



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ೧೬, ಮಾರ್ಚ್, ೨೦೨೪(ಫಾಲ್ಗುಣ, ೨೬, ಶಕವರ್ಷ, ೧೯೪೫) BENGALURU, SATURDAY, 16, MARCH, 2024(PHALGUNA, 26, SHAKAVARSHA, 1945)	ನಂ. ೧೯೬ No. 196
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GOVERNMENT OF KARNATAKA

No: UDD 07 TTP 2024 (E)

Karnataka Government Secretariat,
Vikasa Soudha, Bangalore,
Date: 16.03.2024.

NOTIFICATION

The draft of the following rules further to amend the Karnataka Planning Authorities Rules, 1965 which the Government of Karnataka proposes to make in exercise of the powers conferred by section 74 read with section 18 and 18A of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), is hereby published as required by sub-section (1) of section 74 of the said Act, for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after seven days from the date of its publication in the Official Gazette.

Any objections or suggestions, which may be received by the State Government from any person with respect to said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Secretary to Government, Urban Development Department Vikasa Soudha, Bengaluru-560001.

DRAFT RULES

1. Title and commencement.- (1) These rules may be called the Karnataka Planning Authorities (Amendment) Rules, 2024.

(2) They shall come into force from the date of their final publication in the Official Gazette.

2. Amendment of the Rule 37-E of the Karnataka Planning Authority Rules, 1965:
The Rule 37-E of the Karnataka Planning Authority Rules, 1965 shall be substituted as below:

(೧)

“37-E Charges to be levied in case of permission for utilizing Premium F.A.R – (1) The Zonal Regulations of the approved Master Plan may identify the areas where the Premium Floor Area Ratio (hereinafter referred to as the Premium FAR) shall be given by the Planning Authority.

(2) The estimated increase in the value of the land and building due to area approved for development by utilization of the Premium FAR shall be equal to the extent of the area developed multiplied by 80% of the Guidance Value notified under section 45-B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) of the developed land or site on the same spot where the development of building is proposed. Further, as per section 18B, the Premium FAR charges shall be levied at a rate not less than fifty percent of the said increase in the value of the land and buildings due to grant of Premium FAR.

Premium F.A.R charges:-

- (i) The Guidance Value of the developed site rate put to same use at the building site shall be taken as the base value;
- (ii) The Premium F.A.R charges shall not be less than the amount calculated by the Formula as shown below:

$$\text{Area of Premium F.A.R Required (in Sq. Meter)} \times 50\% \times 80\% \text{ of the Guidance Value of Developed Site at receiving plot (Rs per Sq Meter)}$$

Illustration

Particulars:	
Area of the Building Site	1000 sq meter
Guidance Value of the developed site at the plot	Rs.50000 per sq meter
Value of the Plot	Rs.5,00,00,000.00/-
Ordinarily Permissible F.A.R as per Zonal Regulations	2.5
Coverage	50%
Allowable total Built Up Area (Permissible F.A.R)	1000x2.5=2500 sq meter
Area of each Floor	500 sq meter
Permissible number of floors	5
No. of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area required as Premium F.A.R	1000 sq meter

Estimated increase in value of the Building and Land due to additional FAR under Premium FAR	80% of the Guidance Value x 1000 = Rs.4,00,00,000/-
Premium F.A.R charges leviable for purchase of 1000 Sq M additional area	50% of the Estimated Increase in Value of the land and buildings = 50% of Rs.4,00,00,000=Rs 2 Crore

- (3) The maximum additional area that may be allowed to be developed under the Premium FAR shall be as prescribed under the Zonal Regulations of the approved Master Plan. Provided that it shall not be more than 100% of the permissible FAR ordinarily permitted.
- (4) The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Planning Authority or Urban Local Body which issues the Premium FAR and the same shall be utilized within the jurisdiction of the said Planning Authority or the Urban Local Authority, only for the purposes of land acquisition and public infrastructure and the development of public infrastructure; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.
- (5) When so notified by an Authority competent to approve and issue the Premium FAR, the application, the issuance and management of Premium FAR shall be in electronic form as per the procedures specified by the said Authority and thereupon the electronic database of the Premium FAR shall be original record thereof.

By Order and in the name of the
Governor of Karnataka

(LATHA.K)
Under Secretary to Government
Urban Development Department.